



CITY OF PORTLAND
Permitting and Inspections Department

BASIC DIMENSIONAL REQUIREMENT TABLE

For residential zones

Provided for informational purposes – always verify official requirements in the [Chapter 14 Zoning Ordinance](#)

	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	IR-1	IR-2
1. Setbacks								
a. Front	Average^a	Average^a	Average^a	Average^a	25'	--	20'	20' ^b
b. Rear	25'	20'	20'	10'	25'	5'	30'	25' ^c
c. Rear – for detached accessory structures with a footprint of 250 sq ft or less	5'	5'	5'	5'	5'	5'	5'	5' ^d
d. Side – Interior	8'	8' ^e	7' ^f	5' ^g	16'	5' ^g	20'	12' ^h
e. Side – Corner	15' ⁱ	10' ^j	10' ^j	--	25'	--	20'	12' ^k
f. Side – for detached accessory structures with a footprint of 250 sq ft or less	5'	5'	3'	3'	5'	3'	5'	3' ^l
2. Lot coverage	60%	60%	60%	60%	60%	100%	20%	40% ^m
3. Maximum Height – principal structures and additions	35'	35'	35'	35' ⁿ	55'	65' ^o	35'	35' ^p
4. Maximum Height – detached accessory structures	18'	18'	18'	18'	18'	18'	18'	18'
5. Minimum Lot Size – for residential uses, in square feet	6,500	6,000	5,000	2,000	--	--	40,000 ^q	20,000 ^r
6. Minimum Lot Area per Dwelling Unit for <i>Multi-family</i> – in square feet	--	1,200	--	725	1,200 min 40,000	435	--	--
6. Minimum Street Frontage	40'	40'	40'	20'	50'	20'	100'	50' ^s



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- ^a Average of adjacent front yards minus 5'
- ^b 20' or the average of adjacent front yards, whichever is less.
- ^c 25', except 15' if a small island lot per Subsection 7.6.4.
- ^d 5', except 3ft if a small island lot per Subsection 7.6.4.
- ^e 8', except that a side setback may be reduced to not less than 5' provided that the cumulative side yards are not less than 16ft.
- ^f 7', except that a side setback may be reduced to not less than 4' provided that the cumulative side yards are not less than 14ft.
- ^g 5', except that a side setback may be reduced to not less than 0' provided that the cumulative side yards are not less than 10ft.
- ^h 12', except 8ft if a small island lot per Subsection 7.6.4. Small island lots may reduce one side setback to not less than 6ft provided the cumulative side yards are not less than 16ft.
- ⁱ 15', or the depth of an adjacent front yard directly abutting the corner side yard of the lot, whichever is less.
- ^j 10', or the depth of an adjacent front yard directly abutting the corner side yard of the lot, whichever is less.
- ^k 12', except 8ft if a small island lot per Subsection 7.6.4.
- ^l 5', except 3ft if a small island lot per Subsection 7.6.4.
- ^m 40%, except 60% if a small island lot per Subsection 7.6.4.
- ⁿ 35', except 45' for buildings with 3 or more dwelling units. In all cases, height shall be limited to 35' within 15' of a rear lot line when abutting an RN-1, RN-2, or RN-3 zone.
- ^o 65', except 45' within 15' of an RN-1, RN-2, or RN-3, RN-4, OS-R, or OS-P zone.
- ^p 35', except 27' on Little Diamond Island.
- ^q 40,000 SF, except 60,000 SF if not served by public water.
- ^r 20,000 SF, except 3,000 SF if a small island lot per Subsection 7.6.4.
- ^s 50', except 30ft if a small island lot per Subsection 7.6.4.



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Definitions:

Setback - A space on a lot which is required to be maintained open, unoccupied, and unobstructed between lot lines and any structures. The front setback is usually considered to be the street-facing side of the building. Setbacks are measured from the actual property lines and not from fences, curbs, sidewalks, or street pavement edge. A property survey may be necessary to verify the location of property lines prior to construction.

Lot Coverage – The proportion of lot area covered by building footprint and the footprint of accessory detached structures. “Structures” include, but are not limited to: buildings, decks, porches, sheds, decks, stairs, and bulkheads. Driveways and other at-grade impervious areas are not considered structures for the purposes of lot coverage. Determine your maximum lot coverage allowance by multiplying your total lot size by the applicable percentage listed in the table. Example: You own a 6,500 sq ft lot in the RN-3 zone: $(6,500 \text{ sq ft}) \times (35\%) = 2,275 \text{ sq ft}$ maximum lot coverage allowed.

Landscaped Open Space – Space on a lot required to be open green space. This excludes areas of the lot that are occupied by structures or by impervious surfaces such as paved or gravel driveways, parking areas, walkways, and patios. Landscaped open space shall not include rooftop gardens or structured or engineered surfaces.

Building Height – The vertical measurement from average land grade (pre-development grade on the islands) to the following points:

- Flat roofs – to the highest point of the roof beams
- Pitched or hip roofs – to the level midway between the eaves and the highest point of the roof. For dormered roofs, the highest (dormer) eaves shall be used for this measurement.
- Gambrel roofs – to the level two-thirds of the distance between the eaves and the highest point of the roof
- Mansard roofs – to the highest point of the roof beams or the highest point on the deck

In most zones, building height does not include structures such as chimneys, skylights, flagpoles, or structures used to house building operating equipment such as roof access stairs, elevators, tanks or fans.